

## Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS" application in its entirety. All questions **must** be answered. If a question is unknown at this time or not applicable, please explain. Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

[www.state.de.us/planning](http://www.state.de.us/planning)  
[www.dnrec.state.de.us/dnrec2000](http://www.dnrec.state.de.us/dnrec2000)  
[www.dnrec.state.de.us/DNREcis](http://www.dnrec.state.de.us/DNREcis)  
[datamil.delaware.gov](http://datamil.delaware.gov)  
[www.state.de.us/deptagri](http://www.state.de.us/deptagri)

1. Project Title/Name: **PHILLIP'S HILL FARMS**
2. Location (please be specific): **INTERSECTION OF SCOTT LAND RD AND PHILLIP'S HILL RD IN SUSSEX CO.**
3. Parcel Identification #: **232-20.00-32.00/232-20.00-33.00** 4. County or Local Jurisdiction Name:
5. Owner's Name: **ROSS POINT ASSOCIATES, LLC c/o MR. BERNARD DISABATINO**  
Address: **4001 KENNETT PIKE**  
City: **WILMINGTON** State: **DE** Zip: **19807**  
Phone: **(302) 999-0567** Fax: **(302) 328-5785** Email:
6. Applicant's Name: **SAME AS ABOVE**  
Address:  
City: State: Zip:  
Phone: Fax: Email:
7. Project Designer/Engineer: **MORRIS & RITCHIE ASSOCIATES**  
Address: **18 BOULDER CIRCLE**  
City: **NEW CASTLE** State: **DE** Zip: **19720**  
Phone: **326-2200** Fax: **326-2399** Email: **Mboyce@mragna.com**
8. Please Designate a Contact Person, including phone number, for this Project: **MARCO BOYCE**  
**(302) 326-2200**

Information Regarding Site:

9. Type of Review: ☐ Rezoning ☐ Comp. Plan Amendment (Kent County Only) ☐ Site Plan Review  
☒ Subdivision

10. Brief Explanation of Project being reviewed:

**AN AGE-RESTRICTED RESIDENTIAL SUBDIVISION**

11. Area of Project(Acres +/-): **260.00**

12. According to the State Strategies Map, in what Investment Strategy Level is the project located? ☐ Investment Level 1  
☐ Investment Level 2 ☐ Investment Level 3 ☒ Investment Level 4 ☐ Environmentally Sensitive Developing  
(Sussex Only)

13. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications.

**YES PLUS 2007-06-14 & PLUS 2008-09-14**

14. Present Zoning: **AR-1**

15. Proposed Zoning: **AR-1**

16. Present Use: **AGRICULTURAL**

17. Proposed Use: **RESIDENTIAL**

18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:  
**FORMERLY HARVESTED FOR FOREST PRODUCTS**

19. Comprehensive Plan recommendation:

If in the County, which area, according to their comprehensive plan, is the project located in:

New Castle ☐

Kent ☐

Sussex ☐

Suburban ☐

Inside growth zone ☐

Town Center ☐

Low Density ☒

Suburban reserve ☐

Outside growth zone ☐

Developing ☐

Other ☐

Environ. Sensitive Dev. District ☐

20. Water: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)  
Service Provider Name:

Will a new public well be located on the site? ☒ Yes ☐ No What is the estimated water demand for this project? **390 DU's**

How will this demand be met? **VIA WELL & TREATMENT FACILITY**

21. Wastewater: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)  
Service Provider Name: **TIDEWATER UTILITIES INC.**

22. If a site plan please indicate gross floor area:

23. If a subdivision: ☐ Commercial ☒ Residential ☐ Mixed Use

24. If residential, indicated the number of number of Lots/units: **390** Gross Density of Project: **1.50** Net Density **1.94**  
Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..

25. If residential, please indicate the following:

Number of renter-occupied units:

Number of owner-occupied units: **390**

Target Population (check all that apply):

Renter-occupied units

☐ Family

☒ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☒ First-time homebuyer – if checked, how many units **390**

☒ Move-up buyer – if checked, how many units **390**

☒ Second home buyer – if checked, how many units **390**

☒ Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: **0**

Square Feet: **0**

Proposed Use: % of Impervious Surfaces: **19.08**

Square Feet: **2,160,924**

27. What are the environmental impacts this project will have? **FOREST CLEARING**

How much forest land is presently on-site? **111.41 AC** How much forest land will be removed? **56.93 AC**

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☒ Yes ☐ No

Recharge potential maps are available at

Kent County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap11.pdf>

Sussex County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap12.pdf>

New Castle County has a map viewer that shows the Wellhead protection areas and excellent recharge areas under Natural Features – Water Resources.

<http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm>

Does it have the potential to impact a sourcewater protection area? ☒ Yes ☐ No

28. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☒ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No If "Yes," please include this information on the site map.

29. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☒ Yes ☐ No

Are the wetlands: ☐ Tidal Acres

☒ Non-tidal Acres **58.94**

If "Yes", have the wetlands been delineated? ☒ Yes ☐ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☒ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☒ Yes ☐ No If "Yes", describe the impacts: **ROADWAY AND PEDESTRIAN BOARDWALK**

Will there be ground disturbance within 100 feet of wetlands? ☒ Yes ☐ No

30. Are there streams, lakes, or other natural water bodies on the site? ☒ Yes ☐ No

If the water body is a stream, is it: ☒ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☒ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☒ Yes ☐ No If "Yes", please describe :

31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?

☐ Yes ☒ No

If yes, please list name:

32. List the proposed method(s) of stormwater management for the site: **RETENTION PONDS & BIOSWALES**

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): **PERENNIAL STREAM**

Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☒ No

33. Is open space proposed? ☒ Yes ☐ No If "Yes," how much? **160.25** Acres Square Feet

Open space proposed (not including stormwater management ponds and waste water disposal areas) **6,980,490** **146.72** acres/Sq ft.

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? **ALL THE ABOVE**

Where is the open space located? **AROUND PERIMETER OF HOUSING UNITS AND INTERSTITIALLY THROUGHOUT.**

Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes ☒ No

34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? ☒ Yes ☐ No If "Yes," what are they? **FORESTED AREAS**

35. Is any developer funding for infrastructure improvement anticipated? ☒ Yes ☐ No If "Yes," what are they? **OFF-SITE ROAD WATER & SEWER UPGRADES**

36. Are any environmental mitigation measures included or anticipated with this project? ☒ Yes ☐ No

Acres on-site that will be permanently protected **54.18 AC OF WETLAND & FOREST**  
**WITHIN A TOTAL OF 146.72 AC OF OPEN SPACE NOT INCLUSIVE OF**  
Acres on-site that will be restored **SWM AREAS**

**N/A**  
Acres of required wetland mitigation

**N/A**  
Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed **BIOSWALES**

Buffers from wetlands, streams, lakes, and other natural water bodies **YES 50' MIN. WETLAND BUFFER**

37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☒ Yes ☐ No

38. Will this project generate additional traffic? ☒ Yes ☐ No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season **1,722**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **0%**

39. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders.

**IT WILL TAKE ACCESS TO PUBLIC ROADS AT 5 LOCATIONS CONSISTING OF 2 16' WIDE LANES EACH.**

40. Will the street rights of way be public, private, or town? **PUBLIC**

41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? ☐ Yes ☒ No

42. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. **NONE**

43. Are there existing or proposed sidewalks? ☒ Yes ☐ No; bike paths ☒ Yes ☐ No

Is there an opportunity to connect to a larger bike/pedestrian network? ☐ Yes ☒ No

44. Is this site in the vicinity of any known historic/cultural resources or sites? ☒ Yes ☐ No

Has this site been evaluated for historic and/or cultural resources? ☐ Yes ☒ No

Will this project affect, physically or visually, any historic or cultural resources? ☒ Yes ☐ No  
If "Yes," please indicate what will be affected (Check all that apply)

- ☐ Buildings/Structures (house, barn, bridge, etc.)  
☐ Sites (archaeological)  
☒ Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? ☒ Yes ☐ No

42. Are any federal permits, licensing, or funding anticipated? ☐ Yes ☒ No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?  
☐ Yes ☒ No If yes, please List them:

45. Please make note of the time-line for this project: **ASAP**

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of property owner

Date

Signature of Person completing form  
(If different than property owner)

Date

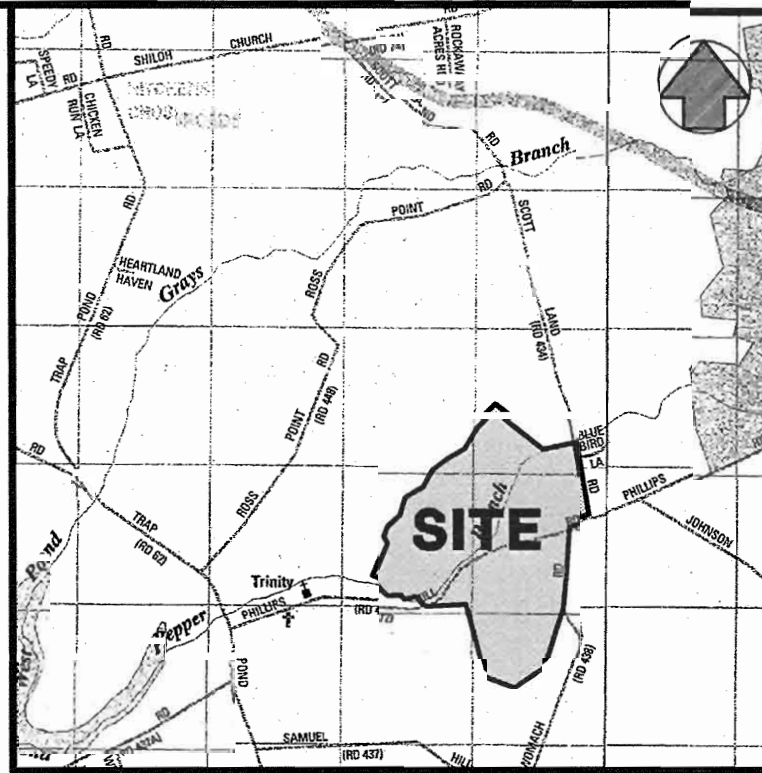
Signed application must be received before application is scheduled for PLUS review.

This form should be returned to the Office of State Planning **electronically** at [Dorothy.morris@state.de.us](mailto:Dorothy.morris@state.de.us) **along with an electronic copy of any site plans and development plans for this site.** Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. **If electronic copy of the plan is not available, contact Dorothy at (302) 739-3090 for further instructions.** A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Suite 302, Haslet Building, Third Floor, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person so we may schedule your request in a timely manner.**





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PERMITTED USE No. 20506149  
MAP No. XX GRID XX &Y



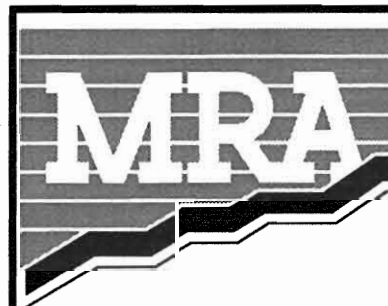
VICINITY MAP  
SCALE: 1"=2000'

### SITE DATA

APPLICANT:	ROSS POINT ASSOCIATES, LLC 4001 KENNETT PIKE WILMINGTON, DE 19871
TAX PARCELS:	232-20.00-32.00 232-20.00-33.00 AR-1 AR-1 (CLUSTER) AGRICULTURE RESIDENTIAL 260.67± AC 390 38 85 210 1.41 DU±/AC 13.53± AC TIDEWATER TIDEWATER
EXISTING ZONING:	232-20.00-32.00
PROPOSED ZONING:	232-20.00-33.00
EXISTING USE:	AR-1
PROPOSED USE:	AR-1 (CLUSTER)
TOTAL SITE AREA:	260.67± AC
TOTAL PROPOSED LOTS:	390
80' x 105' SINGLE FAMILY	38
70' x 110' SINGLE FAMILY	85
60' x 125' SINGLE FAMILY	210
DENSITY:	1.41 DU±/AC
TOTAL STORMWATER AREA:	13.53± AC
WATER:	TIDEWATER
SEWER:	TIDEWATER

### LEGEND

---	EXISTING R/W LINE
---	EXISTING PROPERTY LINE
---	EXISTING WOODLANDS LINE
---	EXISTING STREAM
---	EXISTING EXCELLENT GROUNDWATER RECHARGE AREA
---	EXISTING CONTOUR LINE
---	PROPOSED R/W LINE
---	PROPOSED LOT LINE
---	PROPOSED CURB LINE
---	PROPOSE BUILDING FOOT PRINT LINE
---	WOODLAND PRESERVATION LINE



**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
18 BOULDER CIRCLE, SUITE 36  
WILMINGTON, DE 19720  
(302) 326-2200  
FAX: (302) 326-2399  
MRAGTA.COM  
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PLUS SKETCH PLAN  
FOR  
**PHILLIP'S HILL FARMS**

ENGINEER'S SEAL	SUSSEX	DELAWARE
DATE	REVISIONS	JOB NO.: 16333
		SCALE: 1" = 200'
		DATE: 1/16/09
		DRAWN BY: MKB
		DESIGN BY: MKB
		REVIEW BY: PLT
		SHEET: 1 OF 1



# Preliminary Land Use Service (PLUS)

Phillips Hill Farms  
2009-02-02

- Project Areas
- Municipalities
- Purchased Dev. Rights
- Ag District
- Public Owned/Protected
- Forestry Easements
- Delaware State Forests
- Working Forests
- Highest Value Agriculture

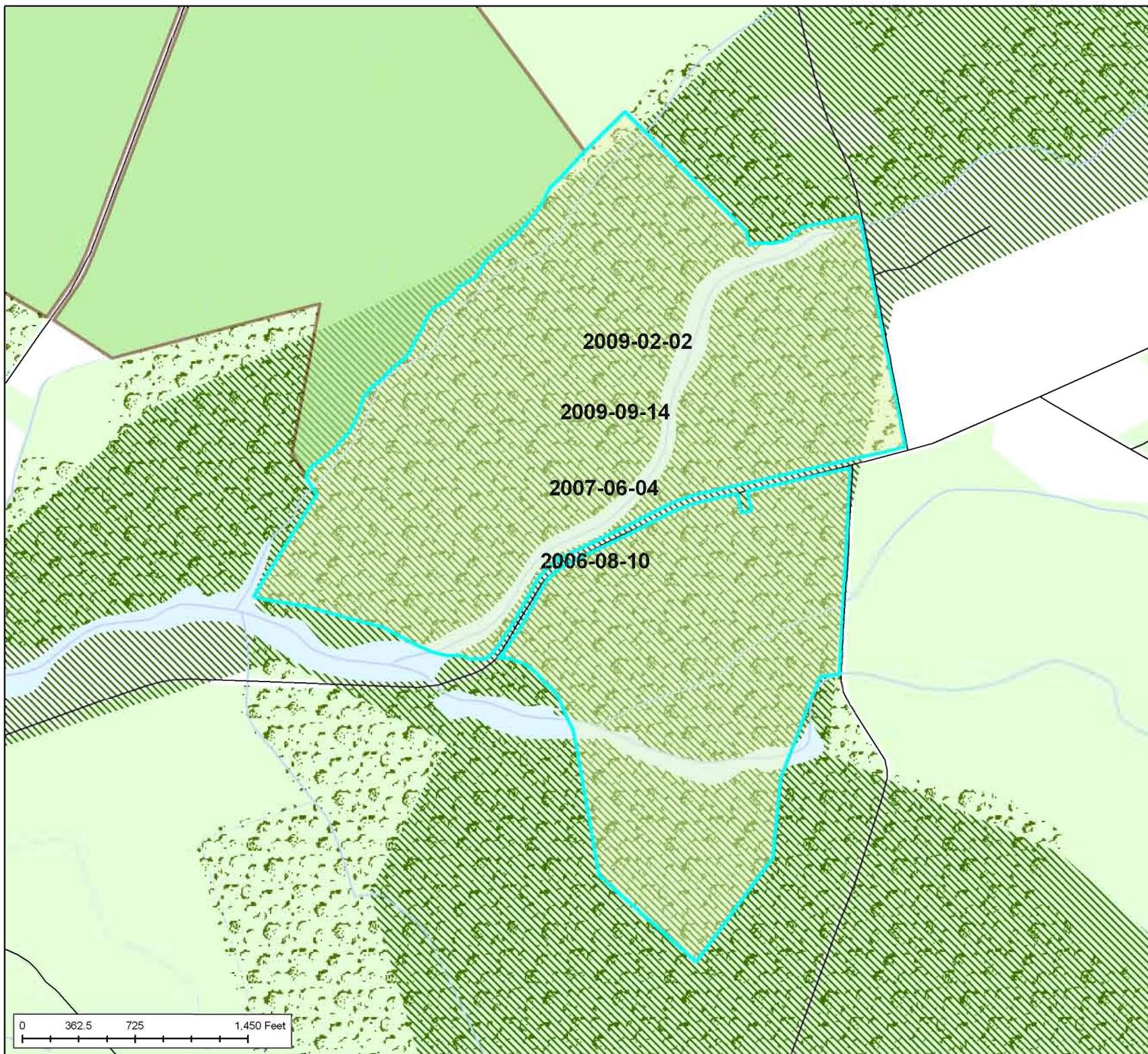
## State Strategies

- Level 1
- Level 2
- Level 3
- Level 4
- Nat. Res. & Rec. Priorities
- Out of Play
- Area of Dispute
- Area of Study
- Env. Sens. Dev. (Sussex)

1:10,000



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# Preliminary Land Use Service (PLUS)

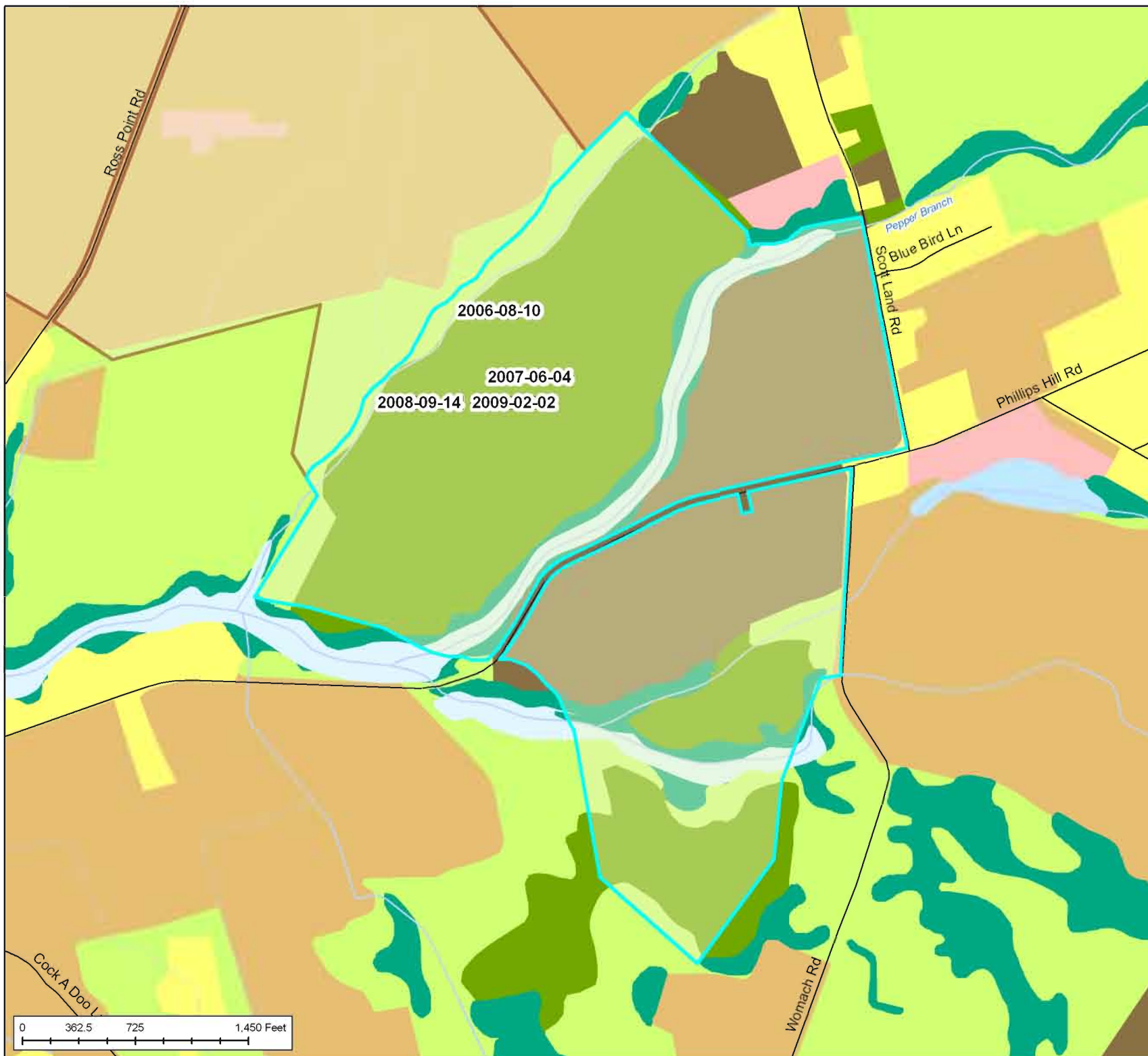
Phillips Hill Farms  
2009-02-02

- Project Areas
- Municipalities
- Land Use/Land Cover**
  - Single Family Dwellings
  - Multi-Family Dwellings
  - Mobile Home Parks/Courts
  - Commercial
  - Industrial
  - Trans./Comm./Utilities
  - Mixed Urban/Built-up
  - Institutional/Governmental
  - Recreational
  - Farms, Pasture, Cropland
  - CAFO
  - Rangeland
  - Orchards/Nurseries
  - Deciduous Forest
  - Evergreen Forest
  - Mixed Forest
  - Shrub/Brush Rangeland
  - Clear-cut
  - Reservoirs and Impoundments
  - Marinas/Ports/Docks
  - Open Water
  - Emergent Wetlands
  - Forested Wetlands
  - Scrub/Shrub Wetlands
  - Sandy Areas
  - Extraction/Transition

1:10,000



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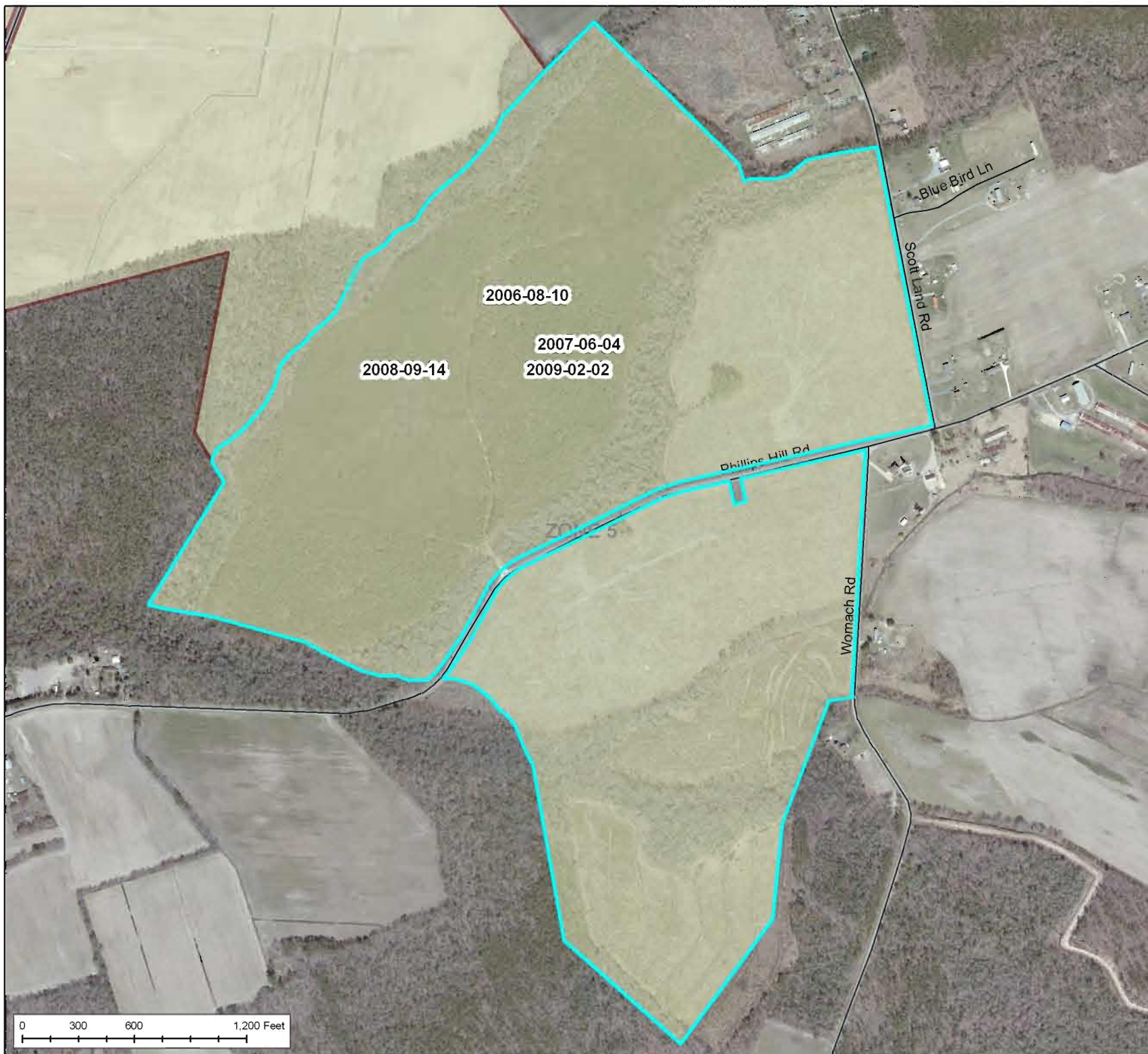


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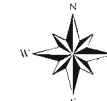
Phillips Hill Farms  
2009-02-02

-  Project Areas
-  Municipalities

2007 Aerial Photography:  
Provided by Delaware  
Office of Management  
and Budget



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